



Z-08-12-010

**City of Greensboro Planning Department
Zoning Staff Report and Plan Amendment Evaluation**

Zoning Commission Hearing Date: December 8, 2008

GENERAL INFORMATION

APPLICANT	Carolina Cast Stone Company, Inc
HEARING TYPE	Zoning Commission
REQUEST	County HI (Heavy Industrial) to City HI (Heavy Industrial)
CONDITIONS	N/A
GFLUM	Undesignated to Industrial/Corporate Park
LOCATION	1023 Boulder Road (South side of Boulder Road and east of Boulder Road)
PARCEL ID NUMBER (S)	14-94-7031-0-0958-00-010/011/018
PUBLIC NOTIFICATION	The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). 578 notices were mailed to those property owners in the mailing area.
TRACT SIZE	13.33 acres
TOPOGRAPHY	Generally flat
VEGETATION	Scanty vegetation

SITE DATA

Existing Use	Undeveloped
Adjacent Zoning	Adjacent Land Uses
N HI (Heavy Industrial)	Industrial
E County HI (Heavy Industrial)	Martin Marietta Materials Inc
W County HI (Heavy Industrial)	Kenan Transport LLC.
S County HI (Heavy Industrial)	Martin Marietta Materials Inc

Zoning History

Case #	Date	Request Summary
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N/A

ZONING DISTRICT STANDARDS**District Summary ***

Zoning District Designation:	Existing (County HI)	Requested (City HI)
Max. Density:	N/A	N/A
Typical Uses	Primarily intended to accommodate a wide range of assembling, fabricating, and manufacturing activities. The district is established for the purpose of providing appropriate locations and development regulations for uses, which may have significant environmental impacts or require special measures to ensure compatibility with adjoining properties	Primarily intended to accommodate a wide range of assembling, fabricating, and manufacturing activities. The district is established for the purpose of providing appropriate locations and development regulations for uses, which may have significant environmental impacts or require special measures to ensure compatibility with adjoining properties

**These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

SPECIAL INFORMATION**Overlay District Ordinance/Historic Preservation – N/A****Environmental/Soils**

Water Supply Watershed	Site drains to Upper Randleman Watershed, WSIV and East Fork Deep River
Floodplains	N/A
Streams	N/A
Other:	Existing BUA is "Grandfathered". If any new development is proposed site must meet watershed requirements. Maximum built upon area (BUA) per watershed density is 70% of the site acreage for high density development. If high density development (24%-70% of BUA) is proposed all the built upon area must drain and be treated by a State approved water quality device (pond or similar). If low density development is proposed site must meet score sheet requirements.

Utilities

Potable Water

Waste Water

Airport Noise Cone

The subject property is not located in the Airport Noise Cone.

Landscaping Requirements

Location

Required Planting Yard Type and Rate

Site is currently developed. Should future development be proposed Landscaping will be addressed at that time.

Tree Preservation Requirements**Acreage****Requirements**

13.33 Ac. Site is currently developed. Should future development be proposed Tree Preservation will be addressed at that time.

Transportation

Street Classification Boulder Road – Collector Street.

Site Access Existing.

Traffic Counts: None available.

Trip Generation: N/A.

Sidewalks Sidewalks are a requirement of the Development Ordinance. 5' sidewalk with a 5' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types. There is no existing sidewalk along the frontage of this development.

Transit in Vicinity No.

Traffic Impact Study (TIS) No, not required per TIS Ordinance.

Street Connectivity N/A.

Other N/A.

IMPACT ANALYSIS**Land Use Compatibility**

The proposed **HI** (Heavy Industrial) zoning would allow land uses that are compatible with the general character of the area.

Connections 2025 Comprehensive Plan Policies

The Generalized Future Land Use Map does not currently have a future land use designation as this site was not within Greensboro's eventual annexation jurisdiction at the time of original Plan adoption in 2003. The requested **HI** zoning district will be consistent with this proposed Industrial/Corporate Park GFLUM designation for this site.

Connections 2025 Written Policies

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

Economic Development Goal: Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.

Connections 2025 Map Policies**Existing:**

Undesignated: These sites were located in areas the City of Greensboro could not eventually annex due to approved annexation agreements with surrounding jurisdictions when the Comprehensive Plan was adopted in 2003. With the approval of recent amendments to the Greensboro-High Point annexation agreement line (approved by Greensboro City Council on October 7, 2008 and High Point City Council on October 20, 2008) these sites are now within the City of Greensboro's eventual annexation jurisdiction and must be assigned future land use classifications.

Proposed:

Industrial/Corporate Park: This designation applies to areas where present or anticipated uses include both light and heavy industrial uses, such as manufacturing, assembly, and fabrication; wholesaling and distribution; and corporate office and technology parks, which may be introduced to replace older heavy industrial uses. Although new residential development is discouraged in areas designated for this land use category, pre-existing residential uses may be present in or adjacent to these areas. As established industrial areas redevelop, such residential, institutional, or similar uses should be protected from adverse impacts (heavy truck traffic, significant outside storage, factors such as noise, dust, and glare, etc.) through performance-based standards, buffers, and proper separation from noxious uses.

Comprehensive Plan Amendment History

Case #	Date	Request Summary
N/A	N/A	N/A

Applicant Stated Reasons for Request

Explain in detail why the change is needed and a justification for such a change:

When the City of Greensboro adopted its Comprehensive Plan in 2003, the Generalized Future Land Use Map assigned land use classifications for all areas that could potentially be annexed into the City. This property, pursuant to a utility agreement, has been submitted for voluntary annexation. Since this property did not have a future land use classification when the GFLUM was originally adopted, a future land use classification must be proposed and approved through a public hearing process.

Explain in detail the conditions that you think may warrant a Plan Amendment (i.e. unforeseen circumstances or the emergence of new information, unanticipated changes in development pattern, rezonings, transportation improvements, economic opportunities, changes in socioeconomic conditions, etc.):

Pursuant to a utility agreement this property has been submitted for voluntary annexation and a future land use classification must be assigned. The property is now eligible for annexation as a result of the recently amended High Point/Greensboro annexation agreement line.

COMPREHENSIVE POLICY PLAN ANALYSIS

Need for Proposed Change

Pursuant to a utility agreement this property has been submitted for voluntary annexation. This area was not in Greensboro's eventual jurisdiction when the Comprehensive Plan was adopted, so no future land use classification was assigned at that time. Now that the property will be annexed in to the City of Greensboro a future land use classification must now be assigned. Because of the existing land use classifications adjacent to this property the Industrial/Corporate Park land use classification is being proposed for the site.

Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service) – N/A

Implications, if any, the Amendment may have for Other Parts of the Plan

None as the proposed designation is merely an extension of the future land designations for immediately adjacent areas and will not significantly alter established land use patterns.

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3) – N/A

PLANNING BOARD COMMENTS

The Planning Board will hold a public hearing on December 17 to assign original future land use classifications to these sites. The Planning Board will then make an official recommendation that will be forwarded to City Council for final review, along with the associated rezoning and annexation requests.

CONFORMITY WITH OTHER PLANS

City Plans – N/A

Other Plans - N/A

Staff/Agency Comments

Planning

The 13-acre subject site currently houses The Carolina Cast Stone Company. The subject site is adjoined on the east, south and west by County HI zoning district and to the north by City HI zoning. This rezoning request is being initiated by the City of Greensboro pursuant to a utility agreement and voluntary annexation petition signed by the property owner on May 8, 2003.

This request will help provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. It will also promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community.

Staff believes that this request is consistent with the intent and purpose of the zoning code and the Comprehensive Plan (Connections 2025). Staff is also of the opinion that the request is compatible with the existing development in the surrounding neighborhood.

Water Resources - No additional comments

No additional comments

Housing and Community Development

No additional comments.

STAFF RECOMMENDATION

PLANNING

Staff recommends **approval** of the requested **HI** (Heavy Industrial) zoning district.